

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**

**DESIGN-BUILD SERVICES
SOUTHEAST TENNIS AND LEARNING CENTER**

Solicitation #:DCAM-14-CS-0047

**Addendum No. 1
Issued: September 19, 2013**

This Addendum Number 01 is issued by e-mail on September 19, 2013. Except as modified hereby, the Request for Proposals ("RFP") remains unmodified.

Item #1

This procurement is assigned the following solicitation number: DCAM-14-CS-0047.

Item #2

Sign-In Sheet: The sign-in sheet from the preproposal conference is attached.

Item #3

Site Visit: A site visit will be held on **Monday, September 23, 2013 at 3:00 pm**. Please meet at the entrance lobby of the Southeast Tennis and Learning Center.

Item #4

Form of Contract: The Form of Contract will be issued by subsequent addendum.

Item #5

Architect/Engineer: The current A/E contract is attached. Moody Nolan's contact information is as follows:

For fees:

Linda Nunnelly

Ph: 202-244-4199

Lnunnely@mn-dc.com

For technical:

Gary Hearne

Ph: 202-244-4199

Ghearne@mn-dc.com

Item #6

The bid date remains unchanged. Proposals are due by **October 1, 2013 at 2:00 pm EDT.** Proposals that are hand-delivered should be delivered to the attention of: Annmarie McQueen, Contract Specialist, at **Frank D. Reeves Center, 2000 14th Street, NW, 8th floor, Washington, DC 20009.**

- End of Addendum No. 1 -

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Solicitation #: DCAM-14-CS-0047

Preproposal Conference
September 18, 2013

Sign-in Sheet

1. Name: DENNIS ROBERTS Phone: 571-243-4259
Company: RESTL DESIGNERS, INC
Email Address: DROBERTS8484@VERIZON.NET
Have you registered for the Constant Contact E-Mailing List? YES ☒ NO ☐
2. Name: Tom Bizzari Phone: 2/562-0027
Company: Chicamonte Construction
Email Address: TBizzari@c-builder.com
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒
3. Name: Lisa L. Williams Phone: 202-695-3993
Company: Cap8 Doors & Hardware
Email Address: LISA@CAP8DOORS.COM
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☐
4. Name: TED McQUARRIE Phone: 240 299-0881
Company: DISTRICT VETERANS CONTRACTING
Email Address: TM McQUARRIE@DISTRICTVETCON.COM
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☐
5. Name: Larry Gross Phone: 410-707-4131
Company: District Veterans Contracting
Email Address: LGross@districtvetcon.com
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒

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September 18, 2013

Sign-in Sheet

1. Name: Sarah Forrest Phone: 703 828 3207
Company: Hensel Phelps
Email Address: sforrest@henselphelps.com
Have you registered for the Constant Contact E-Mailing List? YES ☒ NO ☐
2. Name: Craig Scott Phone: 571-237-1181
Company: Hensel Phelps
Email Address: cscott@henselphelps.com
Have you registered for the Constant Contact E-Mailing List? YES ☒ NO ☐
3. Name: Rigo Hernandez Phone: 202-333-3424
Company: MCN Build
Email Address: Rigo.Hernandez@MCNBuild.com
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒
4. Name: Jeff Plotz Phone: 202/555-0066
Company: Broughton Construction
Email Address: estimating@broughtonconstruction.com
Have you registered for the Constant Contact E-Mailing List? YES ☒ NO ☐
5. Name: BILL PRATT Phone: 202-400-2108
Company: ECS CAPITAL SERVICES
Email Address: wpratt@ecslimited.com
Have you registered for the Constant Contact E-Mailing List? YES ☒ NO ☐

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Sign-in Sheet

1. Name: Brent Helmandollar Phone: 703-828-3200
Company: Hensel Phelps
Email Address: shelmandollar@HenselPhelps.com
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒
2. Name: Mark Williams Phone: 301-773-1300
Company: W.M. Schlosser Company, Inc.
Email Address: mwilliams@wmschlosser.com / pschlosser@wmschlosser.com
Have you registered for the Constant Contact E-Mailing List? YES ☒ NO ☐
3. Name: Josh Christensen Phone: 202-733-1162
Company: Gilbane
Email Address: jchristensen@gilbaneco.com
Have you registered for the Constant Contact E-Mailing List? YES ☒ NO ☐
4. Name: Kolar Bowen Phone: 202-625-3330
Company: Bennett Group
Email Address: kbma@bennettgroupdc.com
Have you registered for the Constant Contact E-Mailing List? YES ☒ NO ☐
5. Name: KATE KOCHAEVA Phone: 202-285-589-0666
Company: BROUGHTON CONSTRUCTION
Email Address: ekoCHAEVA@BROUGHTONCONSTRUCTION.COM
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒

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September 18, 2013

Sign-in Sheet

1. Name: CURTIS COLE Phone: 757 544 0379
Company: UNITED GEN. CONTRACTORS
Email Address: CURTISCOLE52@UNITEDGC.NET
Have you registered for the Constant Contact E-Mailing List? YES ☒ NO ☐
2. Name: RENÉE HOLMES Phone: (202) 904-6046
Company: HYBRID CONSTRUCTION
Email Address: RHolmes@41-CEG.COM
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒
3. Name: Matt Martinisko Phone: 202-439-5206
Company: Fort Myer Const.
Email Address: MMartinisko@Fortmyer.com
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒
4. Name: Blake Clancy Phone: 301-963-5000
Company: Coakley + Williams Construction Inc.
Email Address: bclancy@coakleywilliams.com
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒
5. Name: Fred Tate Phone: 202/678-5788
Company: F&L Construction, Inc.
Email Address: FTate@falcinc.com
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☐

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Sign-in Sheet

1. Name: JEFF ROOF Phone: 703-489-8374
Company: GILBANE BUILDING COMPANY
Email Address: jroof@gilbane.co.com
Have you registered for the Constant Contact E-Mailing List? YES ☒ NO ☐
2. Name: Scott Rasmussen Phone: 571 238 8657
Company: ECS Capitol Services PLLC
Email Address: srasmussen@ecslimited.com
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒
3. Name: CARLOS PERDOMO Phone: 202 857 7903
Company: Keystone Plus Construction
Email Address: cperdomo@keystonedc.com
Have you registered for the Constant Contact E-Mailing List? YES ☒ NO ☐
4. Name: Sima TESSEM Phone: 202-455-6004
Company: Wim Group
Email Address: stessema@wimgonline.com
Have you registered for the Constant Contact E-Mailing List? YES ☒ NO ☐
5. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☐

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Preproposal Conference
September 18, 2013

Sign-in Sheet

1. Name: Tim Devlin Phone: 410.296-3990
Company: P.E.L.A. Design, Inc. / Landscape Architects
Email Address: tim@pelaesign.net
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☒
2. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☐
3. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☐
4. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☐
5. Name: _____ Phone: _____
Company: _____
Email Address: _____
Have you registered for the Constant Contact E-Mailing List? YES ☐ NO ☐

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DEPARTMENT OF
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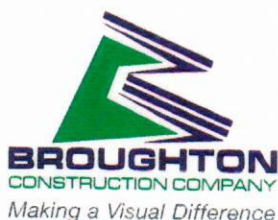
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Sima Tessema
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United General Contractors, Inc.
CBE, DBE, HUBZone, LSDB, MBE, MDOT, MWAA, WMATA



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Josh Christensen
Project Executive



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Jeff Roof, LEED AP
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jroof@gilbaneco.com

**AGREEMENT FOR
ARCHITECTURAL/ENGINEERING SERVICES**

BY AND BETWEEN

**DISTRICT OF COLUMBIA
DEPARTMENT OF GENERAL SERVICES**

AND

MOODY NOLAN-WASHINGTON DC

THE SOUTHEAST TENNIS & LEARNING CENTER

**AGREEMENT BETWEEN OWNER AND ARCHITECT FOR
ARCHITECTURAL/ENGINEERING SERVICES
DCAM-13-CS-0090**

THIS AGREEMENT (“Agreement”) is made by and between the **DISTRICT OF COLUMBIA GOVERNMENT**, acting by and through its **DEPARTMENT OF GENERAL SERVICES** (the “Owner” or the “Department”) and **MOODY NOLAN-WASHINGTON DC**, being duly organized under the laws of the District of Columbia, and with a place of business at 1225 Eye Street, NW, Suite 201, Washington, DC 20005 (the “Architect”).

WITNESSETH:

WHEREAS, the Department issued a solicitation for architectural/engineering services for the renovation and expansion of the SE Tennis & learning Center, located at 701 Mississippi Avenue, SE, Washington, DC (the “Project”); and

WHEREAS, the Architect submitted a proposal dated February 7, 2013 in response to the Department’s solicitation; and

WHEREAS, the Department wishes to retain the Architect to provide all necessary design and related services for the Project pursuant to the terms and conditions set forth in this Agreement;

WHEREAS, the Architect wishes to provide all of the design and related services necessary for the Project pursuant to the terms and conditions set forth in this Agreement;

WHEREAS, the Department has retained the services of a Program Manager (the “Program Manager”) to advise it concerning the Project; and

WHEREAS, the Department requires that the Project, including the requisite construction, be Substantially Complete no later than July 1, 2014 (the “Substantial Completion Date”); and

WHEREAS, the Department intends to engage a builder (the “Design-Builder”) to work with the Architect in advancing the design, to provide a guaranteed maximum price (“GMP”) for the requisite construct, to assume the Architect’s contract and manage the completion of the design after a GMP has been established, and to construct the Project.

NOW, THEREFORE, the Department and Architect, for the consideration set forth herein, mutually agree as follows.

ARTICLE 1

GENERAL PROVISIONS

Section 1.1 Relationship of Parties. The Architect accepts the relationship of trust and confidence established with the Department by this Agreement, and covenants with the Department to furnish the Architect's reasonable skill and judgment and to cooperate with the Program Manager in furthering the interests of the Department. The Architect shall use its best efforts to perform the Project in an expeditious and economical manner consistent with the interests of the Department. The Department shall endeavor to promote harmony and cooperation among the Department, Architect, Design-Builder, Program Manager, and other persons or entities employed by the Department for the Project.

Section 1.2 Project Description. In general, the Project includes the development of a design for the renovation and expansion of the SE Tennis & learning Center, as well as the construction of the approved design no later than July 1, 2014. The design developed by the Architect for the Project shall meet the Owner's programmatic requirements which are set forth in **Exhibit A** and attain a minimum of LEED Silver certification. It is understood that the existing facility is approximately 34,957 square feet, consists of a single-story steel and masonry-framed recreational building, two steel-framed tennis court enclosures, and exterior facilities including six tennis courts, children's play area, and an asphalt-paved parking area. The site consists of nearly 20 acres and is bounded by a watercourse which divides the property from the adjacent Oxon Run Park. The Architect will be required to design the renovation and expansion of the facility to meet the Department's programmatic requirements.

Section 1.3 Program Manager. At its discretion, the Department may hire a Program Manager (or "PM") to provide certain program management functions. The Program Manager shall, at all times, be acting solely for the benefit of the Department, not the Architect. **The Program Manager shall not be authorized to modify any of the rights or obligations of the Department or the Architect pursuant to this Agreement, or to issue Change Orders or Change Directives. The Architect hereby acknowledges and agrees that only a duly authorized contracting officer shall have the authority to issue Change Orders or Change Directives on the Department's behalf. As of the date that this Agreement is signed, the Department's duly authorizing contracting officers are Brian J. Hanlon and JW Lanum.**

Section 1.4 General Description of Architect's Duties. It is the intent of the parties that the Architect will provide all architectural and engineering services necessary for the design and construction of the Project. In furtherance of this understanding, the Architect shall be required to provide all such services in a timely manner so as to permit the Department to occupy the Project at least two weeks prior to the Substantial Completion Date. Without limiting the generality of the foregoing, it is understood and agreed that the Architect will be responsible for all aspects of the design. The Architect's services include, but are not limited to, (i) engineering services in the civil, structural, mechanical and electrical engineering disciplines as well specialty subconsultants familiar with audio-visual, theater design and sound systems; (ii) the design of FF&E; (iii) providing a site survey; (iv) engaging the services of an industrial hygienist or similar specialist to survey existing structures on the Project Site so as to identify hazardous

materials that require abatement; (v) sustainable design initiatives include LEED certification; and (vi) engaging the services of a geotechnical engineer.

Section 1.5 Phases. In general, the Architect's work shall be divided into two phases as is more fully described in Articles 2 and 3, including those necessary to develop and submit any deliverables set forth therein. Generally, these duties include (i) development of a set of documents that are similar to, but more advanced than, a typical design development documents that is consistent with the Owner's Program (the "Bid Set"); and (ii) furthering the Bid Set for the Project and providing such construction administration services as are requested by the Design-Builder. The services to be provided under Article 2 constitute the design phase services to be performed by the Architect (the "Design Phase Services"). The services to be provided under Article 3 constitute the construction phase services to be provided by the Architect (the "Construction Phase Services").

Section 1.6 Delivery Method. The Owner intends to use a Modified Design/Build delivery method for this Project. The Architect understands and agrees that the Owner intends to engage a Design-Builder after the execution of this Agreement while the Architect is preparing the schematic design for the Project and that such Design-Builder shall participate in the design process by reviewing design drawings, conducting constructability reviews and assisting with cost estimating to ensure that the design developed by the Architect is consistent with the Department's budget and schedule for this Project. Working together, but under separate contracts, the Architect and the Design-Builder will develop a set of documents that are similar to, but more advanced than, a typical design development documents. The Department expects that these documents will be completed by August 30, 2013 and that the Design-Builder will put them out to bid with trade subcontractors from end of August through mid-September, 2013. Value engineering (if required) and GMP negotiations will occur during late September 2013. Assuming that an acceptable GMP is developed, the Owner intends to enter into a guaranteed maximum price with the Design-Builder for the Project. Concurrent with the execution of an agreement regarding the GMP, the Owner will assign this Agreement in its entirety to the Design-Builder and from and after the GMP Date, the Architect's contract shall be with the Design-Builder, and the Design-Builder shall be responsible to complete both the design and the construction of the Project. Such assignment shall occur automatically at the time the GMP is agreed to by the Builder and the Department and without the need for any further document; provided, however, that the Department shall issue a notice to both the Builder and the Architect confirming such assignment. In the event that the Design-Builder fails to complete the Project, this Agreement will revert to the Owner.

Section 1.7 Schedule. The Architect shall provide the Design Phase Services and Construction Phase Services in accordance with the schedule set forth below. The Architect acknowledges that the Project will proceed on a fast-track schedule. In recognition of the fast-track nature of the Project, the Architect understands it may be required to prepare multiple bid packages, including, but not limited to (i) a demolition and hazardous materials abatement package; (ii) a foundation/excavation package; (iii) a structural package; (iv) a design assist MEP and technology package; (v) a building enclosure package that includes roofing, windows, skylights etc.; (vi) an interior construction package; and (vii) an FF&E package, and

acknowledges that its pricing includes sufficient funding to meet the milestone schedule outlined in Section 1.6 and to accommodate the division of the work into multiple packages and the coordination issues associated with such a delivery method.

Section 1.7.1 Design Phase Schedule. During the Design Phase, the Architect shall provide those services and deliverables set forth in Article 2 in accordance with the schedule set forth below:

- .1 Submission of Concept Design: May 24, 2013;
- .2 Submission of Schematic Design: June 28, 2013; and
- .3 Submission of Bid Set: August 30, 2013.

The Architect and the Owner are aware that many factors outside the Architect's control may affect the Architect's ability to complete the services to be required under this Agreement. The Architect will perform these services with reasonable diligence and expediency consistent with sound professional practices.

Section 1.7.2 Construction Phase Schedule. During the Construction Phase, the Architect shall provide those services set forth in Section 3.

Section 1.7.3 Time is of the Essence. Time is of the essence in the performance of the Architect's obligations under this Agreement.

Section 1.8 Owner's Representative. The Owner's representative for this Project shall be:

Brian J. Hanlon
Director
Department of General Services
2000 14th Street, NW, 8th Floor
Washington, DC 20009

Although day-to-day communications with the Architect shall be routed through the Program Manager, only the individual specified in this Section 1.8 shall have the authority to alter the terms of this Agreement; provided, however, the Department's Associate Director, Contracts & Procurement Division, shall have the express authority to bind the Department for matters that are administrative in nature or of a value no greater than One Hundred Thousand Dollars (\$100,000). Without limiting the generality of the foregoing, it is understood and agreed that the Program Manager shall not have the authority to increase the fee or the not-to-exceed amount established herein.

Section 1.9 Architect's Representative. The Architect representative for this Project shall be:

LINDA S. NUNNELLY, LEED AP, Associate
Director of DC Operations
MOODY•NOLAN
1225 Eye Street, NW, Suite 210
Washington, DC 20005
(202) 244-4199

The Architect hereby represents and agrees that the representative specified in this Section 1.9 has the full legal authority to bind the Architect and to agree to changes to the terms of this Agreement.

ARTICLE 2 **DESIGN PHASE SERVICES**

Section 2.1 The Architect shall provide all services, professional and otherwise, necessary to develop a design for the Project. Without limiting the generality of the foregoing, the services set forth in this Agreement and all other services reasonably necessary to achieve the goals set forth herein. The Architect shall perform its services consistent with the professional skill and care ordinarily provided by architects practicing in the same or similar locality under the same or similar circumstances. The Architect shall perform its services as expeditiously as is consistent with such professional skill and care and the orderly progress of the Project. The Architect shall review laws, codes, and regulations applicable to the Architect's services. The Architect shall respond in the design of the Project to requirements imposed by governmental authorities having jurisdiction over the Project.

Section 2.2. Key Personnel.

Section 2.2.1 Attached as Exhibit C is a list of the key personnel and the role played by each that will be assigned by the Architect and its principal consultants to this Project. The Architect understands that the Owner selected the Architect based in large part on the key personnel proposed to staff this Project, and as such, the Architect agrees that the Architect will not be permitted to reassign any of the key personnel unless the Owner approves the proposed reassignment and the proposed replacement. In the event that any of the key personnel become unavailable to work on this Project for reasons beyond the control of the Architect or its principal consultants (i.e. due to retirement, resignation, etc.), the Architect shall propose a substitute for any such individual and obtain the Owner's consent to such substitute.

Section 2.2.2 Certain members of the Architect's Key Personnel shall be subject to liquidated damages for their removal or reassignment by the Architect. Those members of the Architect's Key Personnel subject to the liquidated damages provisions of this Agreement shall be identified in Exhibit C as subject to the liquidated damages provisions. In the event there is

no delineation in Exhibit C of those members of the Architect's Key Personnel subject to the liquidated damages provisions of this Agreement, then all of the Key Personnel shall be subject to the liquidated damages provisions of this Agreement. In each instance where the Architect removes or reassigns one of the key personnel listed in Exhibit C as being subject to liquidated damages (but excluding instances where such personnel become unavailable due to death, disability or separation from the employment of the Architect or any affiliate of the Architect) without the prior written consent of the Owner's Designated Representative, the Architect shall pay to the Owner the sum of Twenty Thousand Dollars (\$20,000) as liquidated damages and not a penalty, to reimburse the Owner for its administrative costs arising from the Architect's failure to provide the Key Personnel. The foregoing liquidated damage amount shall not bar recovery of any other damages, costs or expenses other than the Owner's internal administrative costs. In addition, the Owner shall have the right, to be exercised in its sole discretion, to remove, replace or to reduce the scope of services of the Architect in the event that a member of the Key Personnel has been removed or replaced by the Architect without the consent of the Owner. In the event the Owner exercises the right to remove, replace or to reduce the scope of services of the Architect, the Owner shall have the right to enforce the terms of this Agreement and to keep-in-place those members of the Architect's team not removed or replaced and the remaining members shall complete the services required under this Agreement in conjunction with the new members of the Architect's team approved by the Owner.

Section 2.3 Except with the Owner's knowledge and consent, the Architect shall not engage in any activity, or accept any employment, interest or contribution that would reasonably appear to compromise the Architect's professional judgment with respect to this Project.

Section 2.4 The Architect shall manage the Architect's services, consult with the Owner, research applicable design criteria, attend Project meetings, communicate with members of the Project team and report progress to the Owner. The Architect shall review the Owner's Program and other information furnished by the Owner, and shall review laws, codes, and regulations applicable to the Architect's services.

Section 2.5 The Architect shall coordinate its services with those services provided by the Owner and the Owner's consultants. Architect is not responsible to Owner or any third parties for negligence, errors, omissions or other deficiencies in the services of any other design professional or contractor rendering design, engineering or related services for the benefit of the Owner or the Project, when not retained by the Architect. Owner shall require consultants or contractors retained by Owner or through the Owner to coordinate their services and documents with those of the Architect and Architect's consultants. Owner shall require consultants or contractors retained by Owner to be professionally licensed and through Owner maintain adequate insurance coverage's and provide Architect with an insurance certificate if so requested. The Architect shall be entitled to rely on the accuracy and completeness of services and information furnished by the Owner and the Owner's consultants. The Architect shall provide prompt written notice to the Owner if the Architect becomes aware of any error, omission or inconsistency in such services or information.

Section 2.6 Upon request of the Owner, the Architect shall make periodic presentations to explain the design of the Project to representatives of the Owner and to others in support of the Owner's efforts for the Project. The Architect understands and agrees that this obligation will require the Architect to participate in briefings of the affected neighbors, community organization, community leaders and District government officials as identified by Owner. Without limiting the generality of the foregoing, the Architect understands and agrees that it shall be required to meet at least once a month with the Department of Parks and Recreation ("DPR") for the duration of the Project and that such meetings are likely to be more frequent during key aspects of the design process.

Section 2.7 Concept Design. The Architect shall develop a concept design for the Project that is consistent with the Owner's Program.

Section 2.7.1 The Architect shall be required to meet with the Department's Program Manager within one (1) week of its appointment in order to discuss the manner in which this project will proceed and the requirements applicable to the project site. The Architect will also be required to meet with facility personnel and other stakeholders to better understand the needs and requirements of the project site.

Section 2.7.2 Programming. The first phase of the project will include the preparation of a feasibility study and program development. During this phase, the Architect shall complete the following tasks:

- a. Conduct meetings with DPR and DGS representatives to confirm instructional program and verify facility requirements on a space-by-space basis.
- b. Conduct life safety/building code analysis to verify compliance of design with IBC 2006.
- c. Conduct LEED Workshops with design team and DGS representatives to identify sustainable design strategies to be included in revised design.
- d. Participate in Value Engineering workshops with DPR and DGS representatives.
- e. Survey existing facility to confirm locations and types of hazardous materials to be abated.
- f. Perform geotechnical investigations of the site.
- g. Request and receive hydrant flow test.
- h. Perform alternative mechanical systems evaluation and recommend selection.
- i. Confer with audio-visual and acoustic consultants to establish design requirements for the Project.
- j. Confer with the Office's IT representatives/consultants to verify technological requirements for the Project.

Section 2.7.3 Deliverables. During this phase, the Architect will be required to prepare and submit to the Department the below-listed deliverables. It is understood that all such deliverables shall be subject to review and approval by the Department, and the Architect shall make any revisions may be required to these documents to address concerns raised by the Department and/or other project stakeholders without additional compensation.

- a. Conceptual floor plan and site plan.
- b. Updated property survey, including notations of utilities and all other easements
- c. Hazardous material survey and analysis update
- d. Historic resources survey
- e. Traffic and parking survey and zoning analysis
- f. Geotechnical Survey
- g. Architectural Concept Development
 - i. Development of final master site plan
 - ii. Building plan
 - iii. Phasing recommendations
 - iv. Preliminary cost estimates
 - v. Project schedule

Section 2.8 Schematic Design. During this phase, the A/E shall be required to develop a schematic design that meets the program requirements set forth in **Exhibit A.**

Section 2.8.1 Based on the concept design prepared by the Architect as well as written and oral feedback from Department and its Program Manager, the Architect shall develop a schematic design that meets the requirements of the Owner's Program. Such Schematic Design shall contain such detail as is typically required for schematic design under the standard AIA contract. In general, the A/E shall be required to further develop conceptual plans and incorporate design changes.

Section 2.8.2 In addition to the services described in Section 2.8.1, above, the Architect shall prepare and submit to the Department the following deliverables. All such deliverables shall be subject to review and approval by the Department. The Architect shall be required to revise these documents to address concerns raised by the Department and/or other project stakeholders.

- a. Digital floor plans and site plan
- b. Preliminary building elevations and sections
- c. Plan-to-Program Comparison
- d. Design Narrative
- e. Updated Project Budget and Schedule

Section 2.8.3 At the conclusion of the Schematic Design Phase, the Owner shall provide the Architect and the Design-Builder with a budget for the Project (such budget, the "Design to Budget"). The Architect shall use its best efforts to develop the Bid Set and all subsequent design documents in a manner that is consistent with the Design to Budget. To the extent the bids received from the trade subcontractors, individually or in the aggregate, exceed the Design to Budget for the applicable trade or scope, the Architect shall be required to work with the Owner and the Design-Builder to revise such drawings at no additional cost to either the Owner or the Design-Builder in order to return the Project to the Design to Budget.

Section 2.9 Design Development Phase. During this phase, the Architect will be required to progress the schematic design into the Bid Set. At the beginning of this phase or as soon thereafter as the Builder is appointed, the Architect shall work closely with the Design-Builder to develop an agreed upon listing of the number of bid packages that will be required as well as the level of detail that shall be included in each such bid package that will be included in the Bid Set. The Bid Set will serve as the basis of the Design-Builder's GMP at the end of the Design Development Phase. The Department anticipates that the Bid Set will require a greater level of detail than is typically required in design development documents, and in particular, the Department will expect a greater level of detail with regard to the MEP systems and finishes. It is anticipated that this process will involve a series of meetings and working sessions with regard to each of the bid packages.

No later than thirty (30) days after the Builder is appointed, the Architect shall submit to the Department a memorandum which describes the packages that will be required for the Bid Set and the level of detail for each such package.

Section 2.9.1 The Architect understands that the Owner intends to appoint the Design-Builder during the Schematic Design Phase and that the Architect and the Design-Builder shall work in close cooperation with each. During the design development phase, the Architect shall work with the Builder to ensure that the design evolves in a manner that is consistent with the Design to Budget, schedule (i.e. to address the potential impact of long-lead purchasing items included in the design) and constructability. The parties envision that this will require a level of effort beyond that required in a traditional design-bid-build project delivery method and that, among other things: (i) the finish levels will be defined to a greater level of detail; and (ii) the mechanical, electrical and plumbing and other building systems will be defined to a greater level of detail.

With regard to the mechanical, plumbing, elevators, electronic systems and other manufactured products, the parties anticipate that they will be purchased on a design assist basis. For those systems that will be purchased on a design assist basis, the Architect shall be required to: (x) provide a description of the system and its general layout; (y) provide a performance specification that contains detail and performance criteria that are acceptable to the Owner; and (z) review submissions from subcontractors (both while developing the GMP and thereafter) to determine whether they comply with the performance specification. With regard to finishes, the Architect shall prepare a description of the finishes that is acceptable to the Owner and in such a level of detail that it will permit the builder to provide a GMP. The Architect shall be required to work with the Design-Builder selected for this Project, and at a minimum shall meet with the builder twice a month to discuss the status of the design and key issues.

Section 2.9.2 The Architect shall perform the following services required during this phase:

- a. Select and draft outline specifications for materials, systems, equipment.
- b. Develop detailed and dimensioned plans, wall sections, building section, and schedules.

- c. Complete code compliance analysis and drawing.
- d. Confirm space-by-space equipment layouts with representatives from DPR and DGS.
- e. Conduct follow up meetings with agencies as required.
- f. Coordinate furniture, fixtures, and equipment requirements ("FF&E").
- g. Present the design to CFA, Office of Planning, and other regulatory agencies as required

Section 2.9.3 The Architect shall prepare and submit to the Department the following deliverables. All such deliverables shall be subject to review and approval by the Department. The Architect shall be required to revise these documents to address concerns raised by the Department and/or other project stakeholders.

- a. 35% (minimum progress) documents for all technical disciplines, drawings and specs
- b. 50% design development progress printing.
- c. A reconciliation report that addresses issues raised by the Design-Builder as a result of the 50% progress printing.
- d. CFA submission materials; meetings and presentations to CFA as required

Section 2.9.4 The Architect shall facilitate the Design-Builder's bidding of the Bid Set with trade subcontractors. These services will include, but are not necessarily limited to:

- a. Assist Builder with distribution of documents, as needed.
- b. Prepare and issue bidding addenda.
- c. Respond to bidding questions and issue clarification, as needed.
- d. Consider and evaluate requests for substitutions
- e. Assist with bid openings and tabulations as needed.

Section 2.10 Value Engineering/GMP Formation. In furtherance of the Architect's design to budget obligation, the Architect understands and agrees that value engineering and other design changes may be required during the Design Development Phase and at the conclusion thereof as bids are received from trade subcontractors in order to reach a design and a GMP that is consistent with the Owner's budget requirements, as they were specified at the conclusion of the schematic design phase. The Architect understands and agrees that it shall be required to work with the Owner and the Builder as they negotiate the GMP and that such efforts may involve redesigning portions of the Project or its systems and that the Architect shall not be entitled to any additional compensation as a result of such efforts. The Architect further understands and agrees that the Design Development phase shall not be considered complete until and unless a GMP is agreed upon.

The Architect understands and agrees that any such redesign may need to be completed on an expedited basis or in multiple packages in order to keep the Project on schedule and the Architect shall use its best efforts to meet the Project's schedule requirements in performing such redesign. It is understood and agreed by both parties to this Agreement that the Architect's

redesign obligations under this Section 2.10 shall be the limit of the Architect's liability for the failure to meet its design to budget obligations.

ARTICLE 3

CONSTRUCTION DOCUMENTS AND CONSTRUCTION PHASE SERVICES

Section 3.1 Assignment and Further Design Services. It is contemplated that the Design-Builder will provide a GMP based on the Bid Set and that thereafter, the Architect's contract will be assigned to the Design-Builder and the Architect will work directly for the Design-Builder from such time. From and after such assignment, the Architect shall be required to provide such services as may be required in order to advance the Project, including, but not limited to, the preparation of construction documents and the provision of construction administration services. During the Design Development Phase, the Builder and the Architect shall negotiate a definitive scope for such services and a mutually acceptable fee for such services. Such service and fee shall be subject to the Owner's approval as part of the GMP approval process. The Architect understands and agrees that the Design-Builder shall be solely responsible for compensating the Architect for such services and that the Department shall not be liable for the cost of such services.

Section 3.2 Construction Documents. It is contemplated that the Architect will perform construction document phase services after this Agreement is assigned to the Builder. If so requested by the Builder, the Architect shall, based on the Owner's approval of the Design Development Documents and on the Owner's authorization of any adjustments in the Project requirements and the budget for the Cost of the Work, prepare Construction Documents for the Owner's approval. The parties anticipate that with regard to those systems that are being purchased on a design assist basis the Architect will not be required to develop detailed Construction Documents and that the design assist subcontractor will be required to prepare and seal such documents. However, with regard to such systems, the Architect will be required to: (i) review the subcontractor's documents to ensure compliance with the performance specifications; and (ii) cooperate with the builder to assist in finalizing the design. For systems or work that are not purchased on a design assist basis, the Construction Documents shall illustrate and describe the further development of the approved Design Development Documents and shall consist of Drawings and Specifications setting forth in detail the quality levels of materials and systems and other requirements for the construction of the Work.

The schedule of values attached as **Exhibit E** includes credit for certain systems that the Builder may elect to purchase on a design-assist basis, and in the event such system(s) are purchased on a design-assist basis this Architect's fee shall be reduced accordingly.

Section 3.3 The Architect shall modify or amend the Construction Documents and reissue portions of or all to: (a) define, clarify, or complete the concepts and information contained in the Construction Documents; (b) correct design errors or omissions, ambiguities, and inconsistencies in the Construction Documents (whether found prior to or during the course of construction); and (c) correct any failure of the Architect to follow written instructions of the Owner during any phase of design services or the construction of the Project provided they are

compatible with industry standards. In addition, the Architect shall incorporate into the Construction Documents the design requirements of governmental authorities having jurisdiction over the Project

Section 3.4 Design to Budget Requirements. In general, the Architect shall use its best efforts to develop the Construction Documents in a manner that is consistent with the Design to Budget that was established at the GMP. In furtherance of the Architect's design to budget obligations, the Architect hereby agrees as follows:

- .1 With regard to any bid package that was purchased at the GMP on a design assist basis or with a mini-GMP, the Architect shall work with the Design-Builder and the relevant trade subcontractor to develop a design that can be accommodated by such mini-GMP or other subcontract structure. The Architect understands and agrees that this may require redesign and that any such redesign is included within its base fee.
- .2 With regard to work that will be purchased subsequent to the formation of the GMP, the Architect shall be required to work with the Owner and the Design-Builder should the trade bids for any such package exceed the design to budget figure established at the time the GMP was agreed upon for such package at no additional cost to either the Owner or the Design-Builder.

The Architect understands and agrees that any such redesign may need to be completed on an expedited basis or in multiple packages in order to keep the Project on schedule and the Architect shall use its best efforts to meet the Project's schedule requirements in performing such redesign. It is understood and agreed by both parties to this Agreement that the Architect's redesign obligations under this Section 3.4 shall be the limit of the Architect's liability for the failure to meet its design to budget obligations.

Section 3.5 At a minimum and in addition to any services that would typically be provided by an architect during this phase, the Architect shall provide the following services:

- a. Prepare detailed and coordinated drawings and specifications.
- b. Prepare application and submit documents for building permit.
- c. Prepare and submit early-release excavation, foundations, concrete and steel packages, if needed.

The Architect shall also be required to prepare and submit at least two (2) sets of drawing updates that update the early packages to reflect changes and/or evolution of the design that occur in later packages.

Section 3.6 Construction Administration. The Owner and Architect acknowledge that in order to construct the Work, the Design-Builder will provide additional information, including Shop Drawings, Product Data, Samples and other similar submittals, which the Architect shall review. During the Design Development Phase, the Owner, the Architect and the

Design-Builder shall meet and develop a plan for the in which Construction Administration Services will be provided (the "Construction Administration Plan"). Among other things, the Construction Administration Plan shall include provisions addressing: (i) where construction administration services will be provided (i.e. on or off site); (ii) the staffing level that will be devoted to construction administration services; (iii) timelines for reviewing shop drawings, submittals, RFIs, etc.; and (iv) the process by which shop drawings, submittals, RFIs, etc. will be handled. Once agreed upon by the three parties, the Architect shall provide construction administration services in accordance with the Construction Administration Plan.

Section 3.7 At a minimum and in addition to any services that would typically be provided by an architect during this phase, the Architect shall perform the following services:

- a. Attend biweekly progress meetings. Architectural site visits are included in base fee. Hourly not-to-exceed allowance is included for consultant site visits.
- b. Review and process shop drawing submissions, RFI's, etc.
- c. Prepare meeting notes and records of decisions/changes made.
- d. Conduct punchlist inspections.
- e. Review closeout documents for completeness.

Section 3.8 The Architect shall provide the following deliverables during this phase:

- a. Meeting minutes, if requested
- b. ASI's or other clarification documents
- c. Punchlists
- d. Closeout document review comments
- e. As-Built Drawings

ARTICLE 4 **COMPENSATION**

Section 4.1 Compensation For Design Phase Services. The Architect shall be paid a fixed fee of Six Hundred Sixty Three Thousand Thirty Five Dollars (\$663,035) for all services necessary to accomplish the objectives of the Design Phase, as described in Article 2 above. Monthly payments shall be made to the Architect on the percentage complete basis.

Section 4.2 Compensation For Construction Document and Construction Phase Services. The Architect has quoted a fixed fee of One Hundred Sixty Five Thousand Seven Hundred Sixty Dollars (\$165,760) to produce 100% complete construction documents for the project. It is understood that the Design-Builder may desire a different scope of services from the Architect for construction documents. For any Construction Documents and Construction Phase Services, as described in Article 3, that the Design-Builder may request that the Architect provide, the Architect and the Design-Builder shall agree on a fee for such services. For any Construction Administration or other services that are provided on an hourly basis, the Architect shall be reimbursed at the hourly rates set forth in **Exhibit B**. Such rates shall be fixed and not subject to further adjustment for the expected period of this Agreement plus a period of one (1)

year thereafter. Compensation for such construction administration services performed on an hourly basis shall be computed by multiplying the number of hours directly spent on the Project by the applicable hourly billing rate listed on **Exhibit B**. To the extent the Architect's principals or employees are required to work more than 40 hours a week, the Architect shall be entitled to adjust such rates to reflect the additional cost of overtime only to the extent that the Architect (i) is required by law or agreement to pay its principals or employees a higher hourly rate that would otherwise be the case; and (ii) the Architect does, in fact, pay such principals or employees a higher hourly rate.

Section 4.3 Compensation For Reimbursable Expenses. Reimbursable Expenses are in addition to compensation for Design Phase Services and Construction Document and Construction Phase Services and include expenses incurred by the Architect and the Architect's consultants directly related to the Project. Such expenses shall be reimbursed without markup of any kind and records of Reimbursable Expenses and services performed on the basis of hourly rates shall be available to the Owner at mutually convenient times. An allowance of \$20,000 is established for reimbursable expenses. Reimbursable expenses shall include the following:

- .1 Transportation and authorized out-of-town travel and subsistence, provided, however, that local transportation costs (i.e. taxis, parking, etc.) shall not be reimbursable;
- .2 Fees paid for securing approval of authorities having jurisdiction over the Project;
- .3 Reproductions, plots, standard form documents;
- .4 Postage, handling and delivery;
- .5 Expense of overtime work requiring higher than regular rates, if authorized in advance by the Owner; provided, however, that such expenses shall only be reimbursable to the extent that they were caused by the failure of the Owner to act within timeframes agreed to by the parties in advance and in writing;
- .6 Additional renderings, models, and mock-ups, requested by the Owner;
- .7 Any other similar expenditures directly related to the Project and reasonably incurred after first receiving written approval of the Owner.

Section 4.4 Retention. An amount equal to five percent (5%) of all fees (but not expenses) shall be withheld as retention from all progress payments that are due to the Architect. The Architect shall forfeit such retention if the Guaranteed Maximum Price for the construction of the Project exceeds the Design to Budget by more than five percent (5%).

Section 4.5 Payments. Unless otherwise agreed, payments for services shall be made monthly in proportion to services performed. Payments are due and payable upon presentation of the Architect's invoice. Amounts unpaid forty five (45) days after the invoice date shall bear interest in accordance with the Prompt Payment Act.

Section 4.6 Payment Disputes. Disputes or questions regarding a portion of an invoice shall not be cause for withholding payment for the remaining portion of the invoice.

ARTICLE 5

INSURANCE

Section 5.1 Insurance. The Architect shall maintain the following insurance for the duration of this Agreement. If any of the requirements set forth below exceed the types and limits the Architect normally maintains, the Owner shall reimburse the Architect for any additional cost.

Section 5.1.1 Comprehensive General Liability with policy limits of not less than One Million Dollars (\$1,000,000) for each occurrence and in the aggregate for bodily injury and property damage.

Section 5.1.2 Automobile Liability covering owned and rented vehicles operated by the Architect with policy limits of not less than Two Million Dollars (\$2,000,000) combined single limit and aggregate for bodily injury and property damage.

Section 5.1.3 The Architect may use umbrella or excess liability insurance to achieve the required coverage for Comprehensive General Liability and Automobile Liability, provided that such umbrella or excess insurance results in the same type of coverage as required for the individual policies.

Section 5.1.4 Workers' Compensation at statutory limits and Employers Liability with a policy limit of not less than One Million Dollars (\$1,000,000).

Section 5.1.5 Professional Liability covering the Architect's negligent acts, errors and omissions in its performance of professional services with policy limits of not less than Five Million Dollars (\$5,000,000) per claim and in the aggregate. The Architect shall maintain the coverage required by this Section 5.1.5 for a period of three (3) years after Substantial Completion of the Project is achieved.

Section 5.1.6 The Architect shall provide to the Owner certificates of insurance evidencing compliance with the requirements in this Section 5. The certificates will show the Owner as an additional insured on the Comprehensive General Liability, Automobile Liability, umbrella or excess policies.

ARTICLE 6 **OWNERSHIP OF DOCUMENTS**

Section 6.1 Ownership of Documents. Regardless of whether the Project is completed, any Design Documents prepared by the Architect and the architectural and engineering consultants engaged by the Architect, any copies thereof furnished to the Design-Builder, and all other documents created in association with the Project shall become the sole property of the Owner upon full payment of Architect's fees then due under this Agreement, and shall not to be used by the Architect, its subconsultants on other projects, or for additions to this Project outside the scope of the work, without the specific written consent of the Owner. However, the Owner expressly acknowledges and agrees that the documents to be provided by the Architect under this

Agreement will contain design details, features and concepts including some from the Architect's library, which collectively form part of the design for the project, but which separately are and shall remain the sole and exclusive property of the Architect. These details are repetitive in nature, not Project specific, function rather than form-oriented, and were not developed for or identifiable with the Project. Nothing herein shall be construed as a limitation on the Architect's absolute right to re-use such component design details, features and concepts on other projects, in other contexts or for other clients.

The Owner shall be under no obligation to account to the Architect for any profits obtained by the Owner as a result of the Project, or the use of such drawings, specifications and other documents in connection with the Project. In the event that the Agreement is terminated prior to completion of the Project or the Architect is unable to complete this Project for any reason, the Owner shall have the right to use without the Architect's consent, and the Architect shall deliver to the Owner and/or its designee within two (2) calendar days after such termination or inability, all such drawings, specifications and other documents as well as design concepts and details in connection with the Project or necessary for the Owner's completion of this Project (including subsequent phases thereof), so long as the Owner has paid the Architect all fees then owed to the Architect under this Agreement. The Owner's rights hereunder shall extend to its successors and assigns and the Architect's obligation to deliver such drawings, specifications, and documents. Any other use shall be at the Owner's sole risk and without liability to the Architect or the Architect's consultants. Unless Owner fails hereunder to pay Architect therefor, Owner shall be deemed the owner of such drawings, specifications, and other documents and shall have and retain all rights therein. In the event Owner is adjudged to have failed hereunder to pay Architect for such drawings, specifications or other documents, ownership thereof, and all rights therein, shall revert to the Architect. This provision shall survive termination of this Agreement.

ARTICLE 7

CLAIMS AND DISPUTES

Section 7.1 Claims and Disputes.

Section 7.1.1 The Owner and Architect shall commence all claims and causes of action, whether in contract, tort, or otherwise, against the other arising out of or related to this Agreement in accordance with the requirements of this Article 7 within the period specified by applicable law, but in any case not more than 10 years after the date of Substantial Completion of the Work. The Owner and Architect waive all claims and causes of action not commenced in accordance with this Section.

Section 7.1.2 To the extent damages are covered by property insurance, the Owner and Architect waive all rights against each other and against the contractors, consultants, agents and employees of the other for damages, except such rights as they may have to the proceeds of such insurance as set forth in AIA Document A201-2007, General Conditions of the Contract for Construction. The Owner or the Architect, as appropriate, shall require of the contractors, consultants, agents and employees of any of them similar waivers in favor of the other parties enumerated herein.

Section 7.1.3 The Architect shall indemnify and hold the Owner and the Owner's officers, agents and employees harmless from and against damages, losses and judgments arising from claims by third parties, including reasonable attorneys' fees and expenses recoverable under applicable law, but only to the extent they are caused by the negligent acts or omissions of the Architect, its employees and its consultants in the performance of professional services under this Agreement.

Section 7.1.4 The Architect and Owner waive consequential damages for claims, disputes or other matters in question arising out of or relating to this Agreement. This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination of this Agreement.

Section 7.2 Mediation.

Section 7.2.1 Any claim, dispute or other matter in question arising out of or related to this Agreement shall be subject to mediation as a condition precedent to binding dispute resolution. If such matter relates to or is the subject of a lien arising out of the Architect's services, the Architect may proceed in accordance with applicable law to comply with the lien notice or filing deadlines prior to resolution of the matter by mediation.

Section 7.2.2 The Owner and Architect shall endeavor to resolve claims, disputes and other matters in question between them by mediation which, unless the parties mutually agree otherwise, shall be administered by the American Arbitration Association in accordance with its Construction Industry Mediation Procedures in effect on the date of the Agreement. A request for mediation shall be made in writing, delivered to the other party to the Agreement, and filed with the person or entity administering the mediation. The request may be made concurrently with the filing of a complaint but, in such event, mediation shall proceed in advance of legal or equitable proceedings, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order.

Section 7.2.3 The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in the place where the Project is located, unless another location is mutually agreed upon. Agreements reached in mediation shall be enforceable as settlement agreements in any court having jurisdiction thereof.

Section 7.2.4 If the parties do not resolve a dispute through mediation pursuant to this Section 7.2, disputes shall be resolved by filing of a claim with the District of Columbia Board of Contract Appeals in accordance with Title X of the *Procurement Practices Reform Act of 2010* (PPRA).

ARTICLE 8
TERMINATION OR SUSPENSION

Section 8.1 If the Owner fails to make payments to the Architect in accordance with this Agreement, and such failure continues for more than sixty (60) days, such failure shall be considered substantial nonperformance and cause for termination or, at the Architect's option, cause for suspension of performance of services under this Agreement. If the Architect elects to suspend services, prior to suspending services, the Architect shall give seven days' written notice to the Owner during which the Owner shall have the opportunity to cure. In the event of a suspension of services, the Architect shall have no liability to the Owner for delay or damage caused the Owner because of such suspension of services. Before resuming services, the Architect shall be paid all sums due prior to suspension and any expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

Section 8.2 If the Owner suspends the Project for more than 30 consecutive days, the Architect shall be compensated for services performed prior to notice of such suspension. When the Project is resumed, the Architect shall be compensated for expenses incurred in the interruption and resumption of the Architect's services. The Architect's fees for the remaining services and the time schedules shall be equitably adjusted.

Section 8.3 If the Owner suspends the Project for more than one (1) year for reasons other than the fault of the Architect, the Architect may terminate this Agreement by giving not less than seven days' written notice.

Section 8.4 The Owner may terminate this Agreement upon not less than seven days' written notice to the Architect for the Owner's convenience and without cause.

Section 8.5 In the event of termination not the fault of the Architect, the Architect shall be compensated for services performed prior to termination, together with Reimbursable Expenses then due and all Termination Expenses as defined in Section 8.6.

Section 8.6 Termination Expenses are in addition to compensation for the Architect's services and include expenses directly attributable to termination for which the Architect is not otherwise compensated.

Section 8.7 In the event Architect fails to perform any of its obligations hereunder, including the services, in the manner required hereby, subject to seven (7) calendar days notice and a right for Architect to cure, Owner shall be entitled to terminate this Agreement and upon such termination, Owner shall be entitled to recover from Architect or setoff against any sums due Architect, Owner's reasonable damages and costs of delay in replacing Architect with a different architect. Owner shall be entitled to withhold payment from Architect until such damages may be calculated. If it is ultimately determined by the parties or a court that Owner withheld payments unreasonably, Owner shall pay the amount owed to Architect with interest at the annual rate of Wall Street Journal prime plus one percent.

Section 8.8 In the event of termination or suspension, the Architect shall discontinue Work immediately upon written notice from the Owner. The Architect shall furnish to the

Owner reproducible copies of all drawings, sketches, etc. and all specifications, reports, studies, analyses, and other electronic documents in approved format prepared by the Architect and his consultants, to the date of termination, whether or not termination is due to the fault of Architect, but only after Architect has received payment for all services performed in accordance with this Agreement.

ARTICLE 9

MISCELLANEOUS PROVISIONS

Section 9.1 This Agreement shall be governed by the laws of the District of Columbia.

Section 9.2 Terms in this Agreement shall have the same meaning as those in AIA Document A201-2007, General Conditions of the Contract for Construction to the extent such terms do not conflict with this Agreement between Owner and Architect.

Section 9.3 The Owner and Architect, respectively, bind themselves, their partners, successors, assigns and legal representatives to the other party to this Agreement and to the partners, successors, assigns of such other party with respect to all covenants of this Agreement. The Architect shall assign this Agreement without the written consent of the Owner

Section 9.4 If the Owner requests the Architect to execute certificates, the proposed language of such certificates shall be submitted to the Architect for review at least 14 days prior to the requested dates of execution. The Architect shall not be required to execute certificates or consents that would require knowledge, services or responsibilities beyond the scope of this Agreement.

Section 9.5 Nothing contained in this Agreement shall create a contractual relationship with or a cause of action in favor of a third party against either the Owner or Architect.

Section 9.6 Unless otherwise required in this Agreement, the Architect shall have no responsibility for the discovery, presence, handling, removal or disposal of, or exposure of persons to, hazardous materials or toxic substances in any form at the Project site.

Section 9.7 The Architect shall have the right to include photographic or artistic representations of the design of the Project among the Architect's promotional and professional materials. The Architect shall be given reasonable access to the completed Project to make such representations. However, the Architect's materials shall not include the Owner's confidential or proprietary information if the Owner has previously advised the Architect in writing of the specific information considered by the Owner to be confidential or proprietary. The Owner shall provide professional credit for the Architect in the Owner's promotional materials for the Project.

Section 9.8 In accordance with Section 9.12 below, if the Architect or Owner receives information specifically designated by the other party as "confidential" or "business proprietary," the receiving party shall keep such information strictly confidential and shall not disclose it to

any other person except to (1) its employees, (2) those who need to know the content of such information in order to perform services or construction solely and exclusively for the Project, or (3) its consultants and contractors whose contracts include similar restrictions on the use of confidential information.

Section 9.9 The Architect agrees to indemnify and hold the Owner and the Owner's Representative harmless from and against any and all claims, liabilities, demands, losses, damages, costs, or expenses arising from its negligent performance of the Work.

Section 9.10 The Architect agrees to indemnify and hold the Owner and the Owner's Representative harmless from and against any and all claims, liabilities, demands, losses, damages, costs, or expenses arising from the Architect's failure to perform its obligations pursuant to agreements with third parties, including, but not limited to, subconsultants, made in order to provide the services required of the Architect under this Agreement.

Section 9.11 The Architect shall pay for and defend all such suits or claims arising out of the Work for infringement of any patent rights or copyrights and hold the Owner and Owner's Representative harmless from loss on account thereof.

Section 9.12 Confidentiality. The Architect shall maintain the confidentiality of information specifically designated as confidential by the Owner, unless withholding such information would violate the law, create the risk of significant harm to the public or prevent the Architect from establishing a claim or defense in an adjudicatory proceeding. The Architect shall require of the Architect's consultants similar agreements to maintain the confidentiality of information specifically designated as confidential by the Owner.

Section 9.13 Extent of Agreement. This Agreement represents the entire and integrated agreement between the Owner and the Architect and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Architect.

ARTICLE 10 **GOVERNMENTAL PROVISIONS**

Section 10.1 Buy American Act Provision. The Architect shall not design or specify a proprietary product that does not comply with the provisions of the Buy American Act (41 U.S.C. § 10a). The Trade Agreements Act and the North American Free Trade Agreement (NAFTA) provide that designated country (as defined in FAR 25.401) and NAFTA country construction materials are exempted from application of the Buy American Act and are therefore acceptable hereunder.

Section 10.2 False Claims Act. The Architect shall be governed by all laws and regulations prohibiting false or fraudulent statements and claims made to the government, including the prescriptions set forth in D.C. Code § 2-308.14.

Section 10.3 Retention of Records: Inspections and Audits.

Section 10.3.1 The Architect shall maintain books, records, documents and other evidence directly pertinent to performance under the Agreement in accordance with generally accepted professional practice and appropriate accounting procedures and practices consistently applied in effect on the date of execution of the Agreement.

Section 10.3.2 The Architect shall also maintain the financial information and data used in the preparation and support of the costing and cost summary submitted to the Owner and the required cost submissions in effect on the date of execution of the Owner.

Section 10.3.3 Owner, the District of Columbia government, the Comptroller General of the United States, the U.S. Department of Labor and any of their authorized representatives shall have access to the books, records, documents and other evidence held, owned or maintained by the Architect for the purpose of inspection, audit and copying during normal business hours and upon advance written notice to the Architect. The Architect shall provide proper facilities for such access and inspection.

Section 10.3.4 The Architect agrees to include the wording of this Section 10.3 in all its subcontracts in excess of five thousand dollars (\$5,000.00) that directly relate to Project performance.

Section 10.3.5 Audits conducted pursuant to this Section will be in accordance with generally accepted auditing standards with the results prepared in accordance with generally accepted accounting principles and established procedures and guidelines of the applicable reviewing or audit agency.

Section 10.3.6 The Architect agrees to the disclosure of all information and reports, resulting from access to records, to any authorized representative of the Owner. Where the audit concerns the Architect, the auditing agency will afford the Architect an opportunity for an audit exit conference and an opportunity to comment on the pertinent portions of the draft audit report. The final audit report will include the written comments, if any, of the audited parties.

Section 10.3.7 The Architect shall preserve all records described herein from the effective date of the Agreement completion and for a period of seven (7) years after a final settlement. In addition, those records which relate to any dispute, appeal or litigation, or the settlement of claims arising out of such performance, or costs or items to which an audit exception has been taken, shall be maintained and made available until seven (7) years after the date of resolution of such dispute, appeal, litigation, claim or exception.

Section 10.4 Gratuities and Owners Not to Benefit Provisions.

Section 10.4.1 If it is found, after notice and hearing, by the Owner that gratuities (in the form of entertainment, gifts, payment, offers of employment or otherwise) were offered or given by the Architect, or any agent or representative of the Architect, to any official, employee or

agent of the Owner or the District with a view toward securing the Agreement or any other contract or securing favorable treatment with respect to the awarding or amending, or the making of any determinations with respect to the performance of the Contract, the Owner may, by written notice to the Architect, terminate the right of the Architect to proceed under the Agreement and may pursue such other rights and remedies provided by law and under the Contract.

Section 10.4.2 In the event the Agreement is terminated as provided in Section 10.4.1, the Owner shall be entitled:

- .1 to pursue the same remedies against the Architect as it could pursue in the event of a breach of the Agreement by the Architect; and
- .2 as a penalty in addition to any other damages to which it may be entitled by law, to exemplary damages in an amount (as determined by the Owner) which shall be not less than ten times the costs incurred by the Architect in providing any such gratuities to any such Owner or employee.

Section 10.4.3 No member of, nor delegate to Congress, Mayor or City Council Member, nor Owner nor employee of the District, nor Owner nor employee of the Owner shall be admitted to any share or part of the Agreement or to any benefit that may arise therefrom, and all agreements entered into by the Contracting Owner of the Owner in which he or any Owner or employee of the Owner shall be personally interested as well as all agreements made by the Owner in which the Mayor or City Council Member or Owner or employee of the District shall be personally interested shall be void and no payments shall be made on any such contracts by the Owner or by any Owner thereof; but this provision shall not be construed or extend to the agreement if the share of or benefit to the member of, or delegate to Congress, Mayor or City Council Member, or Owner or employee of the District is de minimis.

Section 10.5 Ethical Standards For Owner's Employees And Former Employees.
The Owner expects the Architect to observe the highest ethical standards and to comply with all applicable law, rules, and regulations governing ethical conduct or conflicts of interest. Neither the Architect, nor any person associated with the Architect, shall provide (or seek reimbursement for) any gift, gratuity, favor, entertainment, loan or other thing of value to any employee of the District or the Owner not in conformity with applicable law, rules or regulations. The Architect shall not engage the services of any person or persons in the employment of the Owner or the District for any Work required, contemplated or performed under the Contract. The Architect may not assign to any former Owner or District employee or agent who has joined the Architect's firm any matter on which the former employee, while in the employ of the Owner, had material or substantial involvement in the matter. The Architect may request a waiver to permit the assignment of such matters to former Owner personnel on a case-by-case basis. The Architect shall include in every subcontract a provision substantially similar to this section so that such provisions shall be binding upon each Architect or vendor.

Section 10.6 Anti-Deficiency Act. The Owner's obligations and responsibilities under the terms of the Agreement are and shall remain subject to the provisions of (i) the federal Anti-Deficiency Act, 31 U.S.C. §§1341, 1342, 1349, 1350, 1351, (ii) the D.C. Code 47-105, (iii) the District of Columbia Anti-Deficiency Act, D.C. Code §§ 47-355.01 - 355.08, as the foregoing statutes may be amended from time to time, and (iv) Section 446 of the District of Columbia Home Rule Act. Neither the Agreement shall constitute an indebtedness of the Owner, nor shall it constitute an obligation for which the Owner is obligated to levy or pledge any form of taxation, or for which the Owner has levied or pledged any form of taxation. **IN ACCORDANCE WITH § 446 OF THE HOME RULE ACT, D.C. CODE § 1-204.46, NO DISTRICT OF COLUMBIA OFFICIAL IS AUTHORIZED TO OBLIGATE OR EXPEND ANY AMOUNT UNDER THE CONTRACT OR CONTRACT DOCUMENTS UNLESS SUCH AMOUNT HAS BEEN APPROVED, IS LAWFULLY AVAILABLE AND APPROPRIATED BY ACT OF CONGRESS.**

ARTICLE 11 **ECONOMIC PROVISIONS**

Section 11.1 LSDBE Utilization.

Section 11.1.1 The Architect shall ensure that Local, Small and Disadvantaged Business Enterprises will participate in at least 50% of the Contract. Of this amount, thirty-five percent (35%) must be awarded to entities that are certified as either Small or Disadvantaged Business Enterprises by the District of Columbia Local Business Opportunity Owner and twenty percent (20%) to entities that are certified as Disadvantaged Business Enterprises. The LSDBE certification shall be, in each case, as of the effective date of the subcontract. Supply agreements with material suppliers shall be counted toward meeting this goal.

Section 11.1.2 The Architect has developed an LSDBE Utilization Plan that is attached hereto as **Exhibit D**. The Architect shall comply with the terms of the LSDBE Utilization Plan in making purchases and administering its Subconsultants and Supply Agreements.

Section 11.1.3 Neither the Architect nor a Subconsultant may remove a Subconsultant or tier-Subconsultant if such Subconsultant or tier-Subconsultant is certified as an LSDBE company unless the Owner approves of such removal. The Owner may condition its approval upon the Architect developing a plan that is, in the Owner's sole and absolute judgment, adequate to maintain the level of LSDBE participation on the Project.

Section 11.2 Equal Employment Opportunity and Hiring of District Residents.

Section 11.2.1 The Architect shall comply with applicable laws, regulations regarding equal employment opportunity and affirmative action programs.

Section 11.2.2 The Architect shall ensure that at least fifty-one percent (51%) of the Architect's Team and every subconsultant's and subcontractor's employees hired after the effective date of the Contract, or after such subconsultant or subcontractor enters into a contract

with the Architect, to work on the Project shall be residents of the District of Columbia. This percentage shall be applied in the aggregate, and not trade by trade.

Section 11.2.3 Fifty percent (50%) of all apprentices for the Project must be District residents.

Section 11.3 First Source Agreement.

Section 11.3.1 Upon execution of the Contract, the Architect and all its member firms, if any, and each of its Subcontractors shall submit to the Owner a list of current employees and apprentices that will be assigned to the Contract, the date they were hired and whether or not they live in the District of Columbia.


Section 11.3.2 The Architect and its constituent entities shall comply with subchapter X of Chapter II of Title 2, and all successor acts thereto, and the rules and regulations promulgated thereunder. The Contractor and all member firms and Subcontractors shall execute a First Source Agreement with the District of Columbia Department of Employment Services (“DOES”) prior to beginning Work at the Project site.

Section 11.3.3 The Architect shall maintain detailed records relating to the general hiring of District of Columbia and community residents.

Section 11.3.4 The Architect shall be responsible for: (i) including the provisions of this Section 11.3 in all subcontracts; (ii) collecting the information required in this Section 11.3 from its Subcontractors; and (iii) providing the information collected from its Subcontractors in the reports required to be submitted by the Architect pursuant to Section 11.3.1.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

DEPARTMENT OF GENERAL SERVICES, an agency within the executive branch of the Government of the District of Columbia

By: 
Name: Brian J. Hanlon
Title: Director
Date: 5.30.13

MOODY NOLAN-WASHINGTON DC

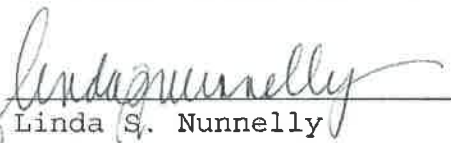

By: 
Name: Linda S. Nunnelly
Its: 
Date: 05/13/2013

Exhibit A

Scope of Work

In general, the selected Architect will be required to provide a full range of architectural and engineering services necessary to renovate and expand the facility to meet the Department's programmatic requirements. These services will include both architectural services and engineering services. The design team will design the following facilities and site amenities in order to implement the scope items listed below for the SE Tennis & Learning Center.

Covered Courts – Existing Facility

1. Demo existing “Bubble Tent” covered courts.
2. Construct two (2) new “Butler” type buildings, each comprising 10' exterior walls, perimeter storage and two (2) each 78' courts, with full heating, cooling and public address system for interior courts.
3. Construct common/shared center structure with mezzanine to carry bleacher seating, restrooms and concessions below and access via stairs at each end and an elevator at one end.

Open Courts – Existing Facility

1. Re-surface and stripe all six (6) existing hard courts. Provide surface recommendation.
2. Add supplemental lighting - Musco "green" lighting system.
3. Build retaining wall, fill depression in SW corner of site and install two (2) new hard courts (space allows for two (2) 36' “10 & Under” court layout).

Tennis & Learning Center – Existing Building

1. Address water ingress issues - install French drain system & repair roof leaks.
2. Repair roof leaks.
3. Check out and re-balance HVAC system.
4. Repaint facility.
5. Replace flooring.
6. Replace ceiling tiles.
7. Add 1000 SF storage building adjacent T&LC.
8. Re-furbish “Tot Lot” (rubber play surface) and provide new play equipment.
9. Re-furbish “Adult Par Course”, replace existing equipment and suggest alternate locations for fitness area.
10. Provide acoustic ceiling panels for the round room.

New Courts adjacent Valley Ave SE

1. Construct access bridge over canal.
2. Provide vehicle access from Valley Avenue, SE, with parking for 30 cars.

3. Construct retaining wall(s) and provide fill dirt as required to level new court areas.
4. Construct toilet and storage/maintenance building(s).
5. Construct concessions building(s).
6. Install ten (10) new 78' hard courts.
7. Install two (2) new 60' hard courts.
8. Install two (2) new 36' hard courts.
9. Install site and court lighting - Musco "green" lighting system.
10. Install inter-court player seating and shade structures.
11. Provide player and spectator seating.
12. Provide drinking water fountains.
13. Provide storm water management system.

EXHIBIT B

Form of Offer Letter

Attachment 2

Hourly Rates for Construction Administration Services	Estimated Number of Hours	Hourly Rate	Total Cost
Principal in Charge	17	215	3655
Design Principal	17	185	3145
Project Architect	233	140	32620
Staff Architect	167	110	18370
Senior Mechanical Engineer	83	180	14940
Mechanical Engineer	138	132	18216
Senior Electrical Engineer	33	180	5940
Electrical Engineer	100	132	13200
Senior Structural Engineer	38	130	4940
Structural Engineer	77	120	9240
Senior Civil Engineer	40	160	6400
Civil Engineer	100	110	11000
Senior Landscape Architect	30	125	3750
Landscape Architect	60	90	5400
Senior Technology Consultant	40	172	6880
Total Estimated Cost of CA Services			\$157,696
PLEASE COMPLETE THE SHADED CELLS			

EXHIBIT C

KEY PERSONNEL

Project: DC Department of General Services Southeast Tennis & Learning Center

Project Location: 701 Mississippi Avenue SE, Washington, DC 20032

Moody•Nolan Architecture, Interior Design, Construction Administration

Mark Bodien, AIA, LEED AP, NCARB

Principal-in-Charge of Design

Linda Nunnally, LEED AP

Project Executive

Gary Hearne, RA, NCARB, LEED AP

Senior Project Architect

Logan Thrush, RA, LEED AP

Project Architect

Jon Guldenzopf, RA, NCARB, LEED AP

Senior Project Designer

Abizar Fatehi

BIM Coordinator

Pallavi Puranik, LEED GA

Project Assistant

Tennis Planning Consultants, Inc. Tennis Design Consultant

Jack Kamrath

Principal-in-Charge of Tennis Design and Planning

ECS Capitol Services Geotechnical, Hazmat, and Environmental Services

Scott Stannard, P.E.

Geotechnical Principal Engineer

Steven J. Adamchak, P.E.

Geotechnical Project Manager

Rachael L. Rossmeissl-Stone

Environmental Project Manager

MOODY•NOLAN

Stephen R. Geraci
Hazardous Materials Services Manager

Wiles Mensch Corporation-DC Civil Engineering/Landscape Architecture

Marcelo Lopez, III
Civil Engineer

Craig A. Atkins, CLA, LEED AP
Landscape Architecture

SK&A Structural Engineers Structural Engineering

Scott Stewart, P.E.
Principal

Setty & Associates M/E/P and Fire Protection Engineering

Raj Setty, P.E., CxA, LEED AP
M/E/P Design Principal

Gad Larar
Project Manager

Timothy Woerner, P.E. CPMP, LEED AP
Senior Mechanical Engineer

Conrad Dela Cruz, P.E.
Senior Electrical Engineer

David J. Ralston, CPD
Senior Plumbing Engineer

Educational Systems Planning A/V and Telecommunications

Scott Boyd
Vice President of Operations

Bryan Jones
Multi-Media A/V Designer

MOODY•NOLAN

Acoustical Design Collaborative Acoustics Consultant

Neil Thompson Shade
Principal

EHT Tracerics Historic Resources Consultant

Laura Harris Hughes
Principal/Project Manager

Tisha Allen
Preservation Planner

TCT Cost Consultants, LLC Cost Estimator

Martin Miller
Cost Estimator

EXHIBIT D

LOCAL BUSINESS UTILIZATION PLAN

Moody•Nolan is committed to meeting or exceeding the participation goals of Certified Business Enterprises (CBEs) that are local, small, disadvantaged, resident-owned or longtime resident within the District of Columbia on this project. Notwithstanding the contractual requirements for this participation goal, it is our core-belief that minority-owned firms such as ours that have the capacity to perform design services in a leading role are uniquely poised to offer our services to DGS, as well as impart our knowledge and expertise of sports and recreation design to CBE firms. For this reason, Moody•Nolan-DC was created as a stand-alone affiliate and has CBE certification status as a Local Business Enterprise (LBE). Due to our recent office re-location to an Enterprise Zone in the District, we now have the additional DZE status from the Department of Small and Local Business Development (DSLBD) office.

Moody•Nolan has also identified competent CBE consultant firms in the District of Columbia that share our design philosophy and have competent experience with sports and recreation building types. The following consultants are the other CBE firms on our team who will participate in this project:

- Wiles Mensch Corporation - DC Landscape Architecture & Civil Engineering
- EHT Traceries, Inc. Historic Resources
- SK&A Structural Engineers, PLLC Structural Engineering
- Setty & Associates International, PLLC MEP & FP Engineering
- ECS Capitol Services Geotechnical & Environmental
- TCT Cost Consultants Cost Estimators

FIRM	ROLE	LBE	SBE	DBE	ROB	DZE	LRB	FEE%
Moody•Nolan	Architecture, Interiors	X				X		29%
Wiles Mensch Corp.-DC	Civil Engineering, Landscape Architect	X	X			X		18%
EHT Traceries, Inc.	Historic Resources	X	X					1%
SK&A	Structural Engineering	X	X					7%
Setty & Associates	MEP/FP Engineering	X	X	X	X			20%
ECS Capitol Services	Geotechnical, HAZMAT, and Environmental Assessment	X				X		3%
TCT Cost Consultants	Cost Estimating	X	X	X	X			3%
LOCAL BUSINESS UTILIZATION TOTALS		81%	49%	23%	23%	50%	0%	81%

(i) A narrative description of similar projects and the Offeror's success in meeting such goals:

As the largest owned and operated African American architecture firm in the country, Moody•Nolan is constantly sought out to be on teams that require minority participation. Through our work across the country, we recognize the importance of incorporating firms that fall into a disadvantaged, small or minority business requirement. An example, from a K-12 perspective, is the design work we have done for the Columbus Public Schools (CPS) in Columbus, Ohio. One project in particular, **Berwick Elementary School** had a strong minority and small business requirement. While Moody•Nolan, alone met the minority requirement, we did not meet the small business and teamed with a local firm that met the requirement. The teaming strategy was supported by CPS which led to additional school projects for the team.

(ii) A chart, in summary form, that identifies the Offeror's major public projects over the last 5 years and its success in achieving such goals:

Moody•Nolan-DC has worked on several public projects in the last 5 years where we assembled a team that achieved high levels of local, small and/or disadvantage business goals. A summary chart of these achievement levels is as follows:

LOCAL, SMALL AND DISADVANTAGED BUSINESS UTILIZATION SUCCESSES									
PROJECT NAME & LOCATION	OWNER	YEAR OF COMPLETION	TOTAL CONTRACT AMOUNT	ACHIEVEMENT LEVELS (% of Total Contract Amount)					
				LBE	SBE	DBE	ROB	DZE	VOB
David A. Clarke School of Law Washington, DC	University of the District of Columbia (UDC)	2012 (Phase I)	\$350,000 (Phase I)	86%	36%	36%			30%
Renovation of C-Level Administrative Offices at Building 38/39 Washington, DC	University of the District of Columbia (UDC)	2011	\$65,000	75%	35%	7%	7%		
Johnson Middle School Bridging Services FY2010 Washington, DC	DCPS/DGS	2010	\$191,625	85%	46%			3%	
Johnson Middle School Phase 1 Modernization Washington, DC	DCPS/DGS	2010	\$253,796	75%	35%	5%			
Ferebee-Hope Elementary School Phase 1 Modernization Washington, DC	DCPS/DGS	2009	\$200,000	80%	30%				

Moody•Nolan has also worked on several public projects in jurisdictions outside of the District of Columbia where we were on teams assembled that had minority, small business and/or disadvantage business requirements, where in many cases we were sought-out because of our minority business enterprise (MBE) status. These projects include the following:

Indiana University Basketball Facility

Success/Achievement: The team was identified by Indiana University. Moody•Nolan teamed with HOK Architects for a 40%/60% architecture fee split. MBE goal was achieved.

Indiana University End Zone

Success/Achievement: Team was identified by Indiana University. Moody•Nolan teamed with Ratio Architects for a 40%/60% architecture fee split. MBE goal was achieved.

The Banks Revitalization

Success/Achievement: Moody•Nolan selected to be involved in the project for two major phases because of our minority business enterprise (MBE) status. Phase 1 resulted in a 50%/50% architecture fee split with the lead firm and Phase 2 resulted in a 60%/40% split with the lead firm. MBE goal was achieved.

EXHIBIT E

SCHEDULE OF VALUES

Schedule of Values Allocating Design Fee	Total Design Fee	Allocation of Design Fee Among Design Phases
Total Design Fee	\$828,795	
Concept Design		\$124,320
Schematic Design		\$290,080
Design Development		\$248,635
Construction Documents		\$165,760